



ESTATE AGENTS

1, Kent Road, St. Leonards-On-Sea, TN38 9QJ

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Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented and well-proportioned THREE BEDROOM END OF TERRACED HOUSE with modern comforts including gas fired central heating and double glazing, whilst also have an ENCLOSED TERRACED LANDSCAPED GARDEN.

Accommodation is arranged over two floors and comprises an entrance hall, DOWNSTAIRS WC, living room, OPEN PLAN KITCHEN-DINING ROOM, upstairs landing, THREE BEDROOMS and a bathroom. The property is located within easy reach of local amenities including popular schooling establishments and must be viewed to fully appreciate the overall space and position on offer.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, double radiator, under stairs recessed area, doors to living room, open plan kitchen-diner and downstairs wc.

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashback, radiator, double glazed obscured glass window to front aspect.

LIVING ROOM

16'1 x 11'7 (4.90m x 3.53m)

Coving to ceiling, two double radiators, ceiling light, double glazed sliding patio doors providing access and a pleasant outlook onto the garden.

KITCHEN-DINER

18' x 9'9 (5.49m x 2.97m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, tiled splashbacks, space for cooker with connections for either gas or electric and extractor over, inset one ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, integrated tall

fridge freezer in addition to a dishwasher, ample space for dining table, combination of inset down lights and pendant ceiling lights over the dining table area, radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

Coving to ceiling, loft hatch providing access to loft space, airing cupboard housing immersion heater, two further large storage cupboards, door to:

BEDROOM ONE

14'5 x 9'6 (4.39m x 2.90m)

Radiator, fitted wardrobes, coving to ceiling, double glazed window to front aspect.

BEDROOM TWO

13'6 x 8'3 (4.11m x 2.51m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to rear aspect.

BEDROOM THREE

9'4 x 7'5 (2.84m x 2.26m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to rear aspect.

BATHROOM

Modern contemporary suite comprising a panelled bath with shower over, chrome shower fixings, waterfall style shower head and further hand-held shower attachment, glass shower screen, pedestal wash hand basin, dual flush low level wc, ladder style heated towel rail, aquaboard walls, wood laminate flooring, double glazed obscured glass window to front aspect.

REAR GARDEN

Low maintenance terraced garden with a decked patio abutting the property offering ample outside space to sit out and enjoy with a good level of privacy. Wood gate providing access to the bottom section of garden with steps descending to a further section being laid to lawn with two sheds and fenced boundaries.

FRONT GARDEN

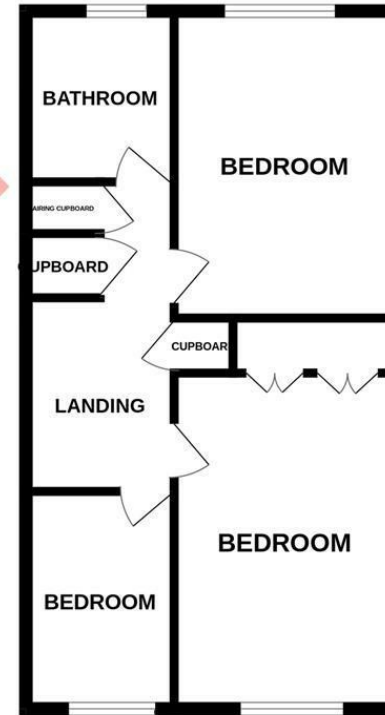
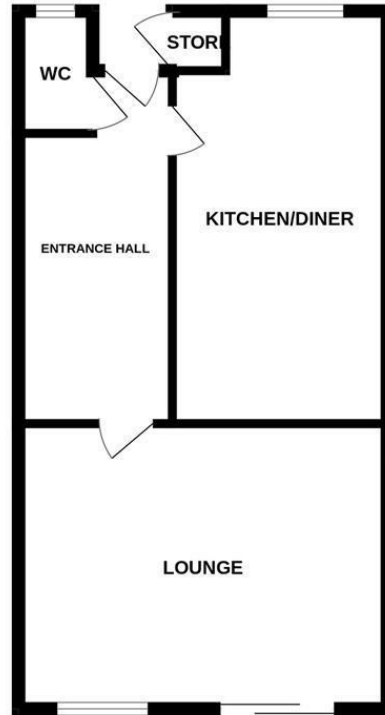
Enclosed with pathway to front door and section of lawn either side, canopied porch with external storage cupboard.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	